davis tate

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170 VICTORIA ROAD, WARGRAVE, READING, BERKSHIRE, RG10 8AJ



- Character semi-detached
- Four double bedrooms
- South facing garden backing onto playing fields
- Two reception rooms
- Central Wargrave location
- Four Bedrooms

Asking Price £870,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433

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PROPERTY DESCRIPTION

A well presented four bedroom family home on sought after Victoria Road in Wargrave village, offering generous living space and a warm, versatile layout close to local amenities, schools and riverside walks. EPC Rating C.

LOCAL INFORMATION

Wargrave is a charming riverside village with extensive amenities and local organisations, such as the tennis club, two marinas and a rowing club, giving Wargrave a close community feel. Every summer the village hosts a Regatta. Wargrave has its own branch line station with connections to Twyford and Reading with a fast service to London Paddington and the Elizabeth Line. The highly regarded Piggott Schools are set in the village and there are a selection of shops and cafes on the high street. The historic riverside town of Henley-on-Thames (6 miles) has superb facilities including a supermarket, a fine variety of shops and is home to the world famous Henley Royal Regatta.

ACCOMMODATION

The property welcomes you through a characterful entrance porch, ideal for coats and shoes, before opening into a bright, inviting hallway showcasing the impressive high ceilings that flow throughout this Victorian home. To the left sits a beautiful sitting room, complete with a stunning log burner that creates a warm, cosy atmosphere. Continue through to a generous second living room, offering excellent versatility and direct access to the utility room, garage, and









downstairs cloakroom. Returning to the hallway, you are led into a spacious dining room that connects seamlessly to the well appointed kitchen, featuring a breakfast bar and French doors opening onto the beautiful rear garden. Upstairs, a wide landing links to the family bathroom and two well proportioned bedrooms, each fitted with built in wardrobes. The master bedroom benefits from its own fitted wardrobes and a private ensuite bathroom. To the rear of the property, a further bedroom offers excellent potential to extend, complemented by an additional cloak room. The home also boasts three separate loft spaces, including one above the staircase with scope to convert into an additional bedroom (subject to planning). This exceptional property blends period character with generous accommodation and exciting future potential.

OUTSIDE SPACE

The home enjoys a beautifully maintained, southfacing garden, bathed in sunlight throughout the day and thoughtfully designed to create a peaceful, picturesque outdoor retreat. At its heart sits a charming archway, draped with seasonal flowers, providing a stunning focal point and a natural divide between seating and lawned areas.
Two attractive, wellkept garden sheds offer excellent storage while blending seamlessly into the surroundings, framed by colourful planting and established borders. Beyond the rear boundary, the garden opens out to farreaching views across King George's Field, where you can enjoy watching football matches in the winter months and relaxed summer cricket from the comfort of your own outdoor space. It's a truly idyllic setting, perfect for both quiet moments and year round enjoyment.





LOCAL AUTHORITY and SERVICES
Wokingham Borough Council, All mains connected, Council Tax Band F, EPC C







































CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

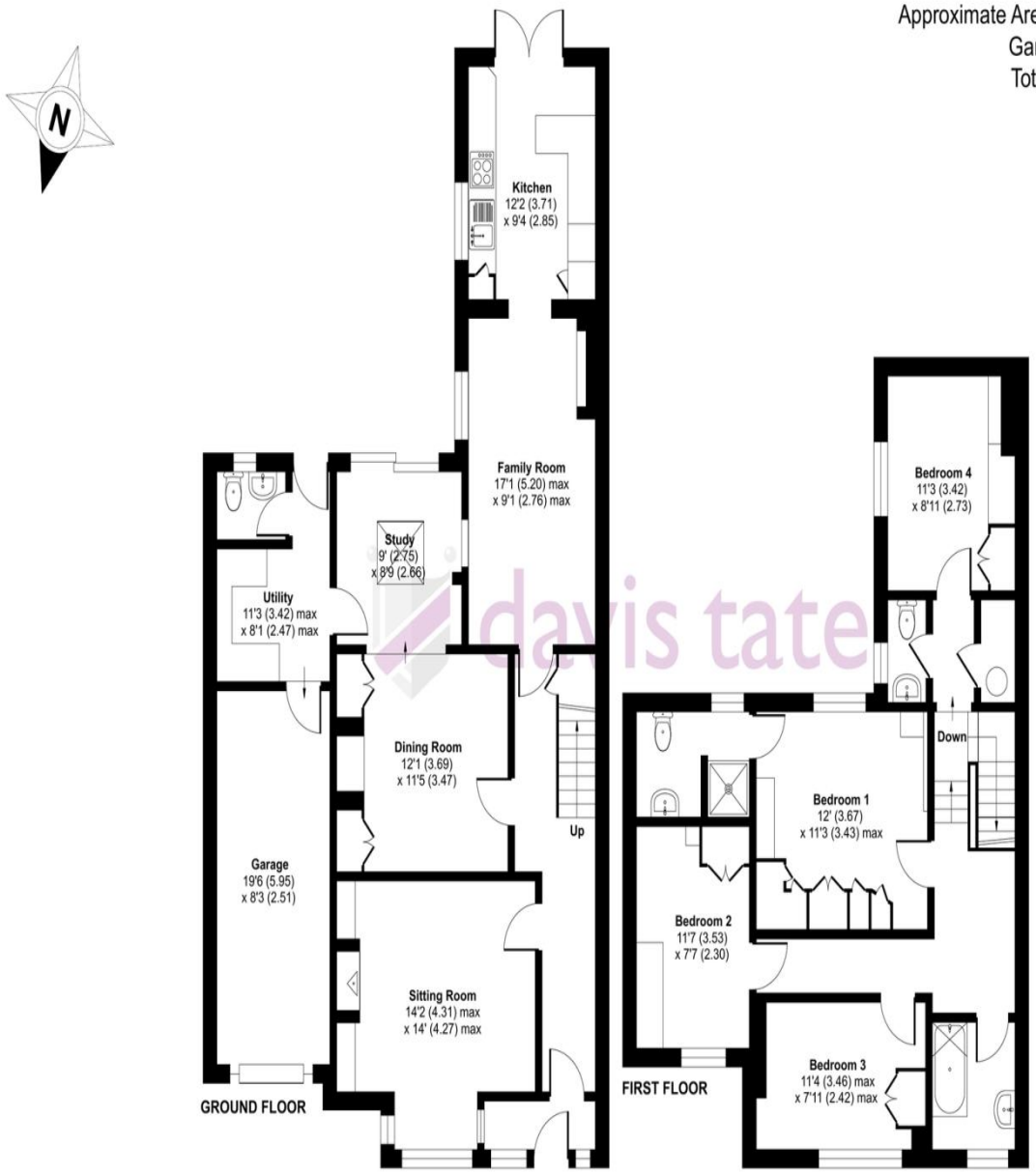
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1657 sq ft / 153.9 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1814 sq ft / 168.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davis Tate. REF: 1484490